



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3783511**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0696	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; 2017-1 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1722260300-000-10300 412 Brook Ridge Cir
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0696	Alternate Key: 3783511	Parcel ID: 17-22-26-0300-000-10300
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 412 BROOK RIDGE CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 368,197	\$ 368,197
2. Assessed or classified use value, *if applicable	\$ 270,310	\$ 270,310
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 270,310	\$ 270,310

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3783511	3783424	3783437	3783439
Address	412 BROOK RIDGE CIR MINNEOLA	388 BRIMMING LAKE RD MINNEOLA	336 BRIMMING LAKE RD MINNEOLA	335 PEBBLE CT MINNEOLA
Proximity		0.87 Miles	0.13 Miles	0.13 Miles
Sales Price		\$344,000	\$342,500	\$399,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.00%	2.00%
Adjusted Sale		\$297,904	\$291,125	\$347,130
\$/SF FLA	\$198.81 per SF	\$193.95 per SF	\$236.30 per SF	\$203.71 per SF
Sale Date		8/11/2023	12/21/2023	7/14/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,852	1,536	15800	1,232	31000	1,704	7400
Year Built	1999	2001		1999		2000	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 5.3%	15800	Net Adj. 10.6%	31000	Net Adj. 2.1%	7400
		Gross Adj. 5.3%	15800	Gross Adj. 10.6%	31000	Gross Adj. 2.1%	7400
Adj. Sales Price	Market Value \$368,197 Value per SF 198.81	Adj Market Value \$313,704		Adj Market Value \$322,125		Adj Market Value \$354,530	

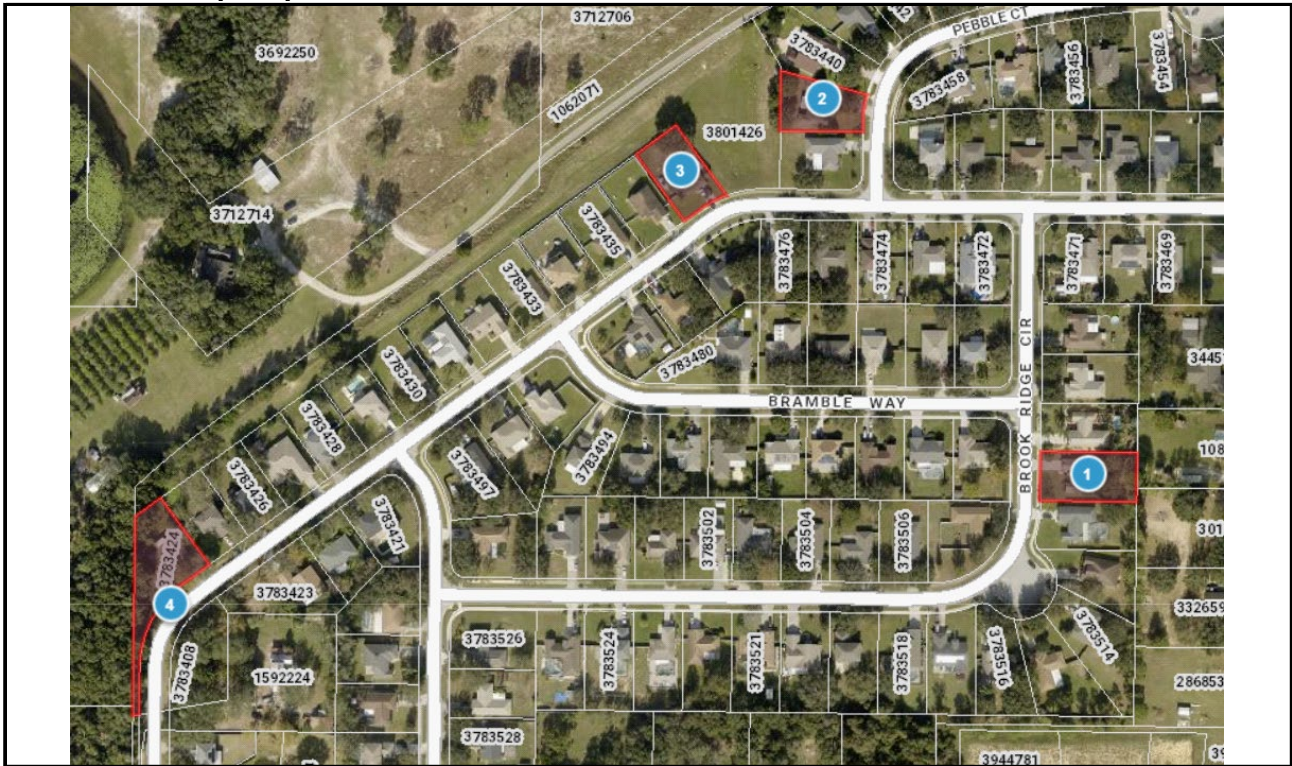
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: [REDACTED]

DATE [REDACTED]

2024-069€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3783511	412 BROOK RIDGE CIR MINNEOLA	-
2	Comp 3	3783439	335 PEBBLE CT MINNEOLA	0.13
3	Comp 2	3783437	336 BRIMMING LAKE RD MINNEOLA	0.13
4	Comp 1	3783424	388 BRIMMING LAKE RD MINNEOLA	0.87
5				
6				
7				
8				

Alternate Key 3783511
 Parcel ID 17-22-26-0300-000-10300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

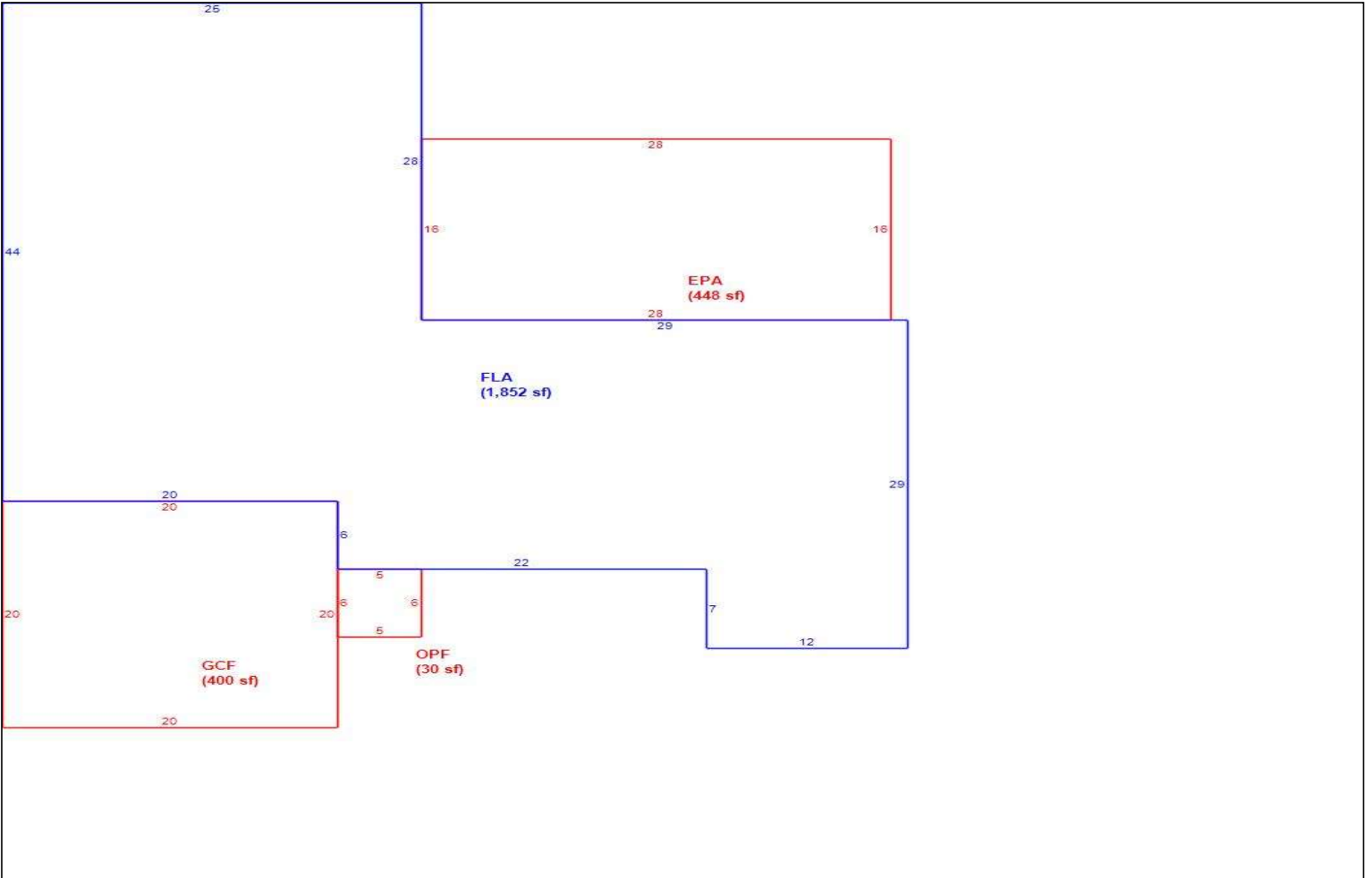
Current Owner		
2017-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 412 BROOK RIDGE CIR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 103 PB 40 PG 97-99 ORB 4999 PG 2468

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 304,562 Deprec Bldg Value 280,197 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	4
EPF	ENCLOSED PORCH FIN	0	448	0	Effective Area	1852	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,852	1,852	1852	Base Rate	132.02	Quality Grade	700	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	304,562	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	30	0	% Good	92.00	Foundation	3	Fireplaces	0
TOTALS		1,852	2,730	1,852	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	280,197				

Alternate Key 3783511
 Parcel ID 17-22-26-0300-000-10300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	341-07-10	10-24-2007	03-12-2008	19,650	0000	ACRYLIC RM 16X28-ADD CONC	03-12-2008		
2000	9811036	01-01-1999	12-01-1999	94,000	0000	SFR/412 BROOK RIDGE CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999	2468	09-06-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4286	1809	02-05-2013	CT	U	U	I	98,000			
	1718	1052	05-17-1999	WD	Q	Q	I	100,500			
	1669	1802	12-08-1998	WD	U	M	V	1			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	280,197	0	368,197	97887	270310	0.00	270310	368197	341,538	

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3783424
 Parcel ID 17-22-26-0300-000-01600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

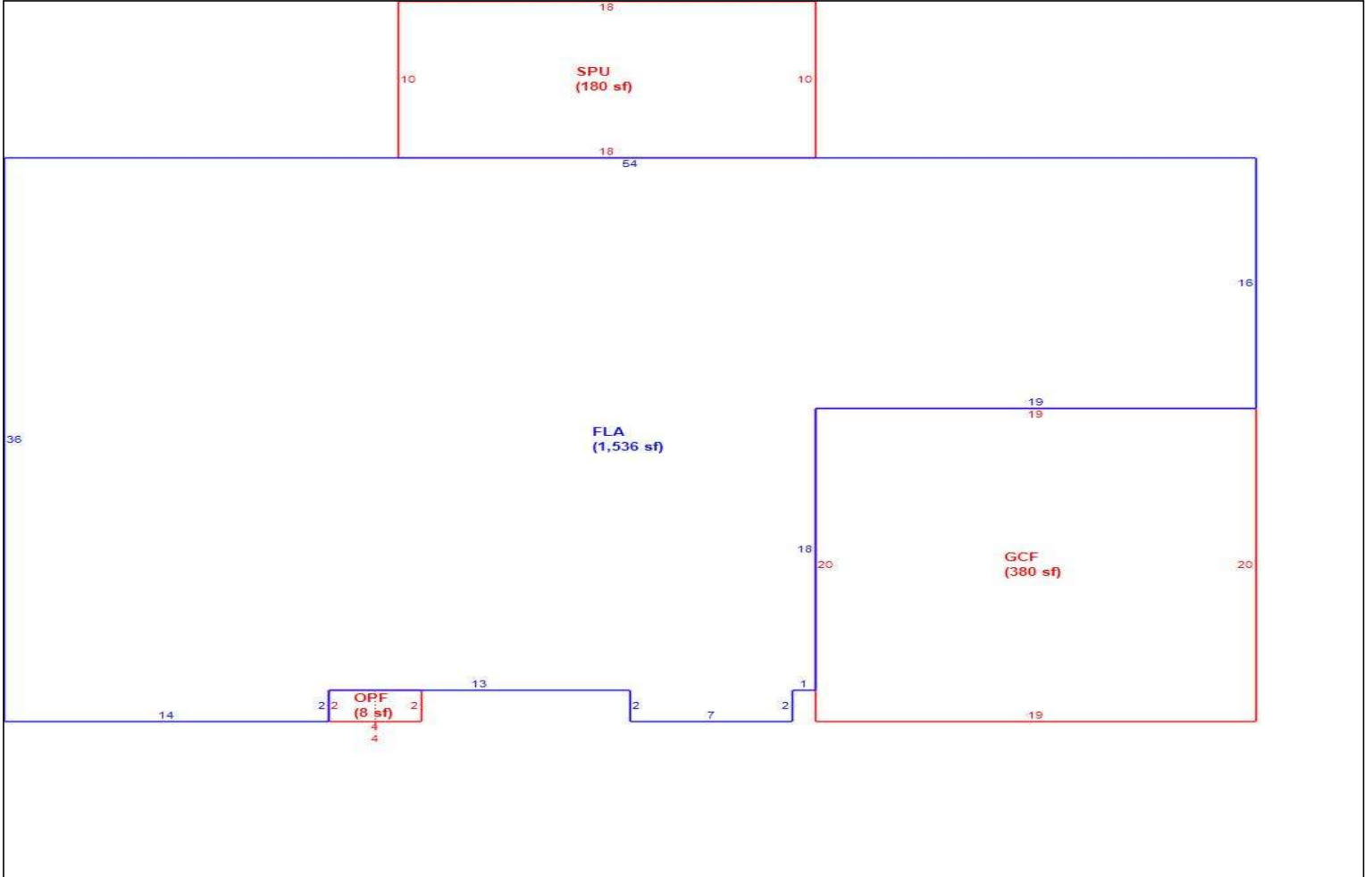
Current Owner		
WIESER PETER		
388 BRIMMING LAKE RD		
MINNEOLA	FL	34715

Property Location		
Site Address 388 BRIMMING LAKE RD		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 16 PB 40 PG 97-99 ORB 6195 PG 383

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 253,129
Deprec Bldg Value 230,347		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,536	1,536	1536	2001	1536	134.11	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0				Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	8	0				Condition	AV	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0				% Good	91.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,536	2,104	1,536	Building RCNLD	230,347		Roof Cover	3	Type AC	03

Alternate Key 3783424
 Parcel ID 17-22-26-0300-000-01600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	611-16-10	09-20-2016	04-03-2017	3,675	0003	SCRN RM	04-03-2017		
2005	SALE	01-01-2004	05-13-2005	1	0000	CHECK VALUES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099586	6195	0383	08-11-2023	WD	Q	01	I	344,000				
2023064679	6151	1773	05-28-2023	WD	U	37	I	320,600				
2021019226	5641	0481	02-08-2021	WD	Q	01	I	237,000				
	2698	0248	11-03-2004	WD	Q	Q	I	155,000				
	2076	1851	02-22-2002	WD	Q	Q	I	106,900				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	230,347	0	318,347	0	318347	0.00	318347	318347	293,129	

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Alternate Key 3783437
 Parcel ID 17-22-26-0300-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

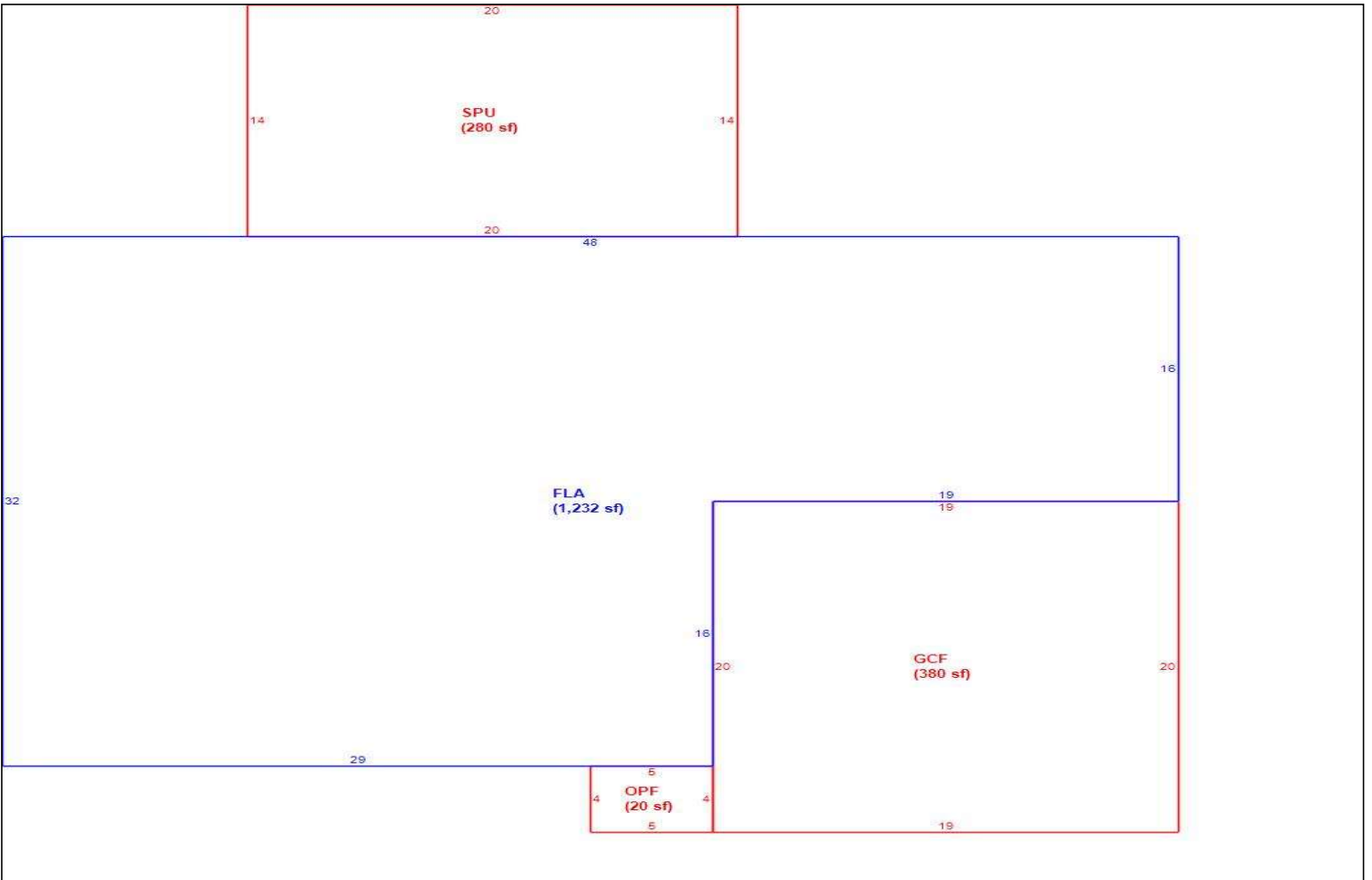
Current Owner		
LOY NICOLE		
336 BRIMMING LAKE RD		
MINNEOLA	FL	34715

Property Location			
Site Address 336 BRIMMING LAKE RD			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 29 PB 40 PG 97-99 ORB 6263 PG 2245

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 217,157	Deprec Bldg Value 210,642	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,232	1,232	1232	1999	1232	137.53	EX	97.00	0	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0							Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0							Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	280	0							Foundation	3	Fireplaces	0
TOTALS		1,232	1,912	1,232	Building RCNLD	210,642					Roof Cover	3	Type AC	03

Alternate Key 3783437
 Parcel ID 17-22-26-0300-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	670-17-08	08-01-2017	04-04-2018	5,008	0002	SCRN RM 14X20	04-04-2018		
2000	9902090	02-24-1999	12-01-1999	65,000	0000	SFR/336 BRIMMING LK RD			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157226	6263	2245	12-21-2023	WD	Q	01	I	342,500	039	HOMESTEAD	2024	25000
2018067069	5122	2039	06-07-2018	WD	Q	Q	I	204,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017057881	4950	1099	05-23-2017	WD	Q	Q	I	180,000				
	3837	0572	10-29-2009	WD	Q	Q	I	94,000				
	3788	1913	06-18-2009	WD	U	U	I	79,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	210,642	0	298,642	0	298642	50,000.00	248642	273642	274,333	

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Alternate Key 3783439
 Parcel ID 17-22-26-0300-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

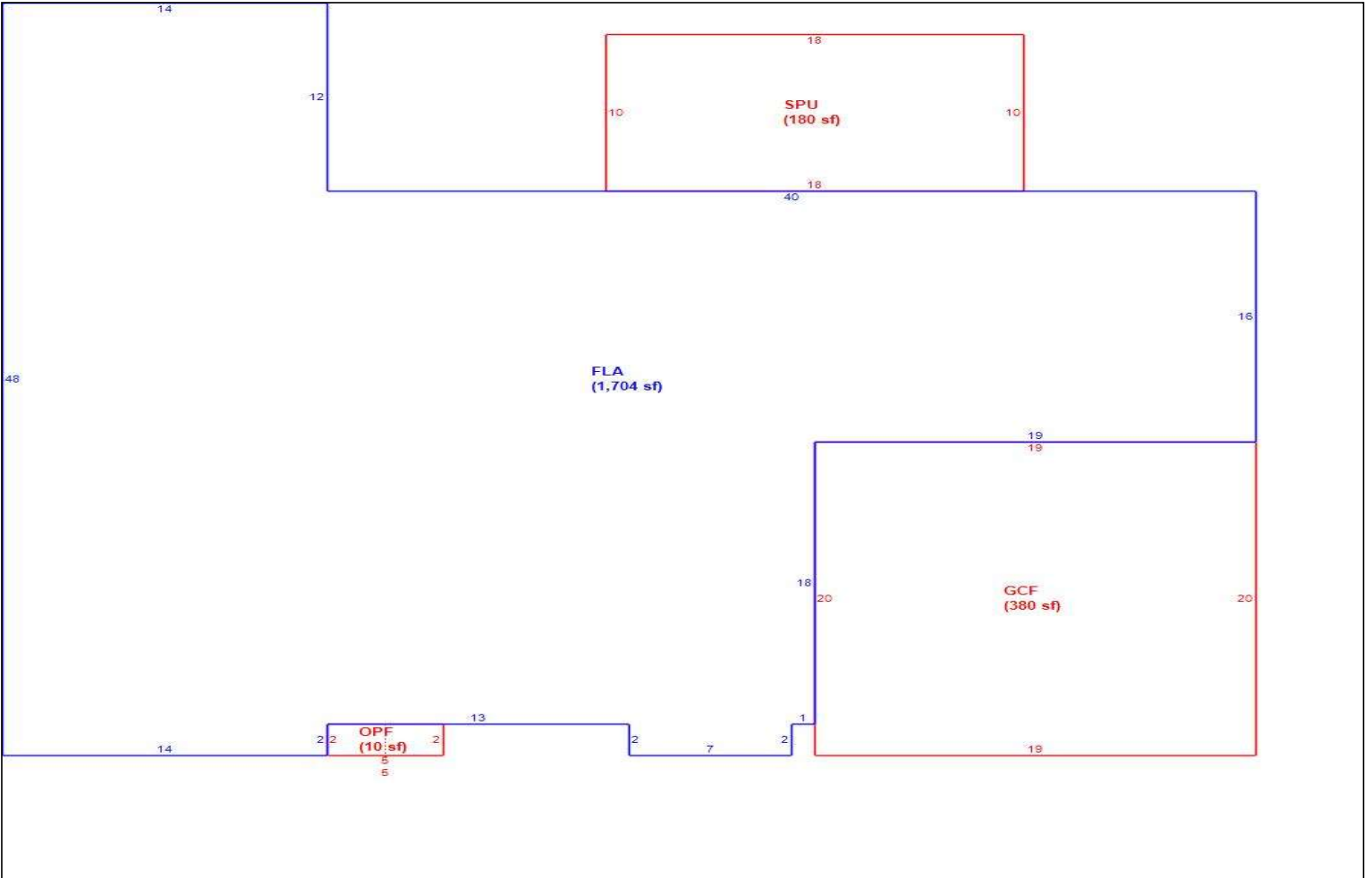
Current Owner		
FERMIN EDRIANA B & ROGERIO DE SOUZA		
335 PEBBLE CT		
MINNEOLA	FL	34715

Property Location			
Site Address 335 PEBBLE CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 31 PB 40 PG 97-99 ORB 6186 PG 1355

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 273,392 Deprec Bldg Value 265,190 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,704	1,704	1704	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	132.51	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	273,392	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,704	2,274	1,704	97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	265,190		

Alternate Key 3783439
 Parcel ID 17-22-26-0300-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0696 Comp 3
 PRC Run: 12/9/2024 By
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Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-15-2020	1	0099	CHECK VALUE	05-15-2020		
2001	9980084	01-01-2000	08-16-2000	1	0000	SFR/335 PEBBLE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023092886	6186	1355	07-14-2023	WD	Q	01	I	399,000				
2019024451	5244	1028	02-22-2019	WD	Q	Q	I	236,000				
	1807	1948	03-23-2000	WD	Q	Q	I	100,200				
	1730	1465	06-18-1999	WD	U	M	V	134,000				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	265,190	0	353,190	0	353190	0.00	353190	353190	326,763	

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